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**AMENDMENT TO AMENDED BYLAWS OF THE  
WILLOWS HOMEOWNERS ASSOCIATION**

This Amendment to the Amended Bylaws is made and executed this 12<sup>th</sup> day of January, 1996, by the Willows Homeowners Association, hereinafter referred to as the "Association".

**RECITALS:**

WHEREAS, the Amended Bylaws and Amended Declaration of the Willows Homeowners Association were recorded on November 30, 1990, in the office of the Salt Lake County Recorder, in Salt Lake County, Utah in Book 6272 at Pages 1042-1140; and

WHEREAS, the legal description of the Willows Condominium Project in Salt Lake County, Utah is as follows:

See attached Exhibit "A"

WHEREAS, the Association adopted several Amendments to its Bylaws at the Annual Meeting of Association members on November 6, 1995; and

WHEREAS, pursuant to Section 14.05 of the Amended Declaration, and pursuant to Utah Code Ann. § 16-6-44, the Unit Owners of the Willows, by valid consent and a vote of more than two-thirds of the Unit Owners who were present, in person and proxy, and the Association consented and agreed to amend the Condominium Bylaws as follows:

NOW, THEREFORE, the Association does hereby make the following Amendments to the Amended Bylaws of the Willows Homeowners Association:

4.10 Removal for Cause. A Management Committee member may be removed at any time, for cause, by the

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affirmative vote of sixty percent (60%) of the members of the Management Committee voting at a special meeting of the Management Committee noticed for the purpose of possible removal.

A request for a special meeting to consider removal may be called by the President or at the request of any three (3) Committee members, and notice of the meeting shall be given in accordance with Section 4.04 herein.

Cause for removal shall include any conduct which, in the opinion of the Management Committee, is prejudicial to the interests of the Association. Such causes include, but are not necessarily limited to: unexcused and repeated failure to participate in or to attend Management Committee meetings; conduct (as a Management Committee member or otherwise) which is clearly in contravention to the best interests of the Association; conduct which reflects a disregard of the Association's declaration, bylaws or rules, or of the laws of the State of Utah and the United States.

Any vacancy occurring by reason of a removal under this Section may be filled by the Management Committee by a majority vote of the Management Committee members at the next Management Committee meeting. Any Committee member elected or appointed hereunder to fill a vacancy shall serve until the next Annual Meeting of the Association. At the next Annual Meeting of the Association, the members of the Association shall elect a Committee member to serve for the unexpired term (if any) of the removed Management Committee member.

IN WITNESS WHEREOF, the undersigned have executed this Amendment to Amended Bylaws the date and year first above written.

THE WILLOWS HOMEOWNERS ASSOCIATION

By: David G. Klemm  
Its: PRESIDENT

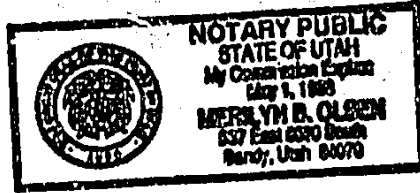
The foregoing instrument was acknowledged before me this 12th day of January, 1996, by David G. Klemm

\_\_\_\_\_, the President of the  
Willows Homeowners Association.

Marilyn B. Olsen  
NOTARY PUBLIC

My Commission Expires:

1 May 1998



**EXHIBIT "A"**

**THE WILLOWS CONDOMINIUM**

**LEGAL DESCRIPTION**

BEGINNING at a point South 102.00 feet and West 646.72 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 88°55' West 359.21 feet; thence North 6°37' East 138.45 feet; thence South 84°54'10" East 114.00 feet; thence North 7°58' East 121.45 feet; thence North 86°00' West 15.00 feet; thence North 40.12 feet; thence North 85°41'20" West 170.00 feet; thence North 121.40 feet; thence South 84°30' West 180.35 feet; thence North 68°30' West 269.90 feet to the East line of South Cottonwood Heights Subdivision; thence South 7°32' East 774.63 feet; thence South 02°16' West 45.43 feet; thence South 3°05' East 371.38 feet; thence North 83°00' East 65.13 feet; thence North 20°59'20" East 41.80 feet; thence North 83°00' East 45.61 feet; thence South 25°00' West 318.45 feet; thence South 31°30' East 198.00 feet to the North line of an old county road; thence North 70°00' East 66.00 feet; thence North 80°00' East 63.08 feet; thence North 20°20'50" West 63.92 feet; thence North 15°14'40" East 50.00 feet; thence South 77°22'50" East 127.32 feet to a point on the West bank of Little Cottonwood Creek; thence North 11°30' West 255.50 feet; thence North 83°07' East 93.27 feet; thence North 71°12' East 125.00 feet; thence North 19°13' East 32.82 feet; thence North 57.26 feet; thence East 3.35 feet; thence South 1°15' West 485.21 feet; thence South 2°40' West 100.00 feet; thence South 88°02' East 33.67 feet; thence North 1°00' East 428.00 feet; thence North 6°41'30" East 108.62 feet; thence North 71°01'10" West 3.32 feet; thence North 11°30' West 286.79 feet; thence South 80°57'40" West 5.18 feet; thence North 11°30' West 294.82 feet; thence North 84°58' East 294.00 feet; thence North 80°33'40" East 25.34 feet; thence North 96.84 feet to the point of BEGINNING.

SUBJECT to a right of way over the following:

BEGINNING at a point North 139.93 feet and West 874.50 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 85°41'20" West 170.00 feet; thence North 40.12 feet; thence South 85°41'20" East 170.00 feet; thence South 40.12 feet to the point of BEGINNING.

ALSO SUBJECT TO AND TOGETHER WITH a right of way for vehicular traffic over the following:

BEGINNING at a point South 102.00 feet and West 646.72 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 96.84 feet; thence South 89°33'40" West 25.34 feet; thence North 328.75 feet to the South line of Murray City Street; thence South 86°00' East along said South line 25.06 feet; thence South 226.00 feet to the point of BEGINNING.

ALSO SUBJECT TO AND TOGETHER WITH a non-exclusive right of way in common with others over the following:

BEGINNING at a fence corner South 1236.81 feet and West 880.44 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence North 1° East 428.00 feet along an old fence line; thence North 6°41'30" East 108.62 feet along said fence line; thence North 16°10' East 8.33 feet; thence North 11°30' West 71.0 feet; thence South 79°16' West 26.70 feet; thence South 1°15' West 507.50 feet along an old fence line; thence South 2°40' West 100.0 feet along said fence line; thence South 88°02' East 33.67 feet to the point of BEGINNING.

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Also subject to the following rights of way and easements of record:

1. Right of way and easement for Little Cottonwood Creek as the same may be found to intersect the herein described property.

2. A right of way for an irrigation ditch, pump and pipe line just inside the Southern boundary line of said property and running from East to West boundary lines thereof, as recited in the Warranty Deed dated February 20, 1934, recorded March 31, 1934 as Entry No. 728816 in Book 130 at Page 23 of the Official Records.

3. A right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas distribution facilities and said right of way being situated as follows, to-wit:

Beginning at a point 42 rods South and 52 rods West from the Northeast corner of Section 18, Township and Range aforesaid, and running thence South 33.5 rods to the County Highway (5600 South Street); thence West 2 rods; thence North 36.1 rods; thence North-easterly to a point North 11°30' West 70 feet from the point of beginning; thence South 11°30' East to the point of beginning.

As granted to Mountain Fuel Supply Company, a corporation, by Right of Way and Easement Grant, recorded October 13, 1955 as Entry No. 1449225 in Book 1244 at Page 269 of the Official Records.

4. A right of way and easement to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valve boxes and other gas distribution facilities across the following:

Beginning at a point 108.91 feet South and 646.72 feet West from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 104 feet; thence West 35 feet; thence North 104 feet; thence East 25 feet to the point of beginning; said lines, etc., to be covered at least 24 inches in depth, as granted to Mountain Fuel Supply Company, a corporation of Utah, by Right of Way and Easement Grant dated November 5, 1959, executed by Phill L. Hansen, a single man, recorded November 10, 1959 as Entry No. 1685047 in Book 1664 at Page 107 of the Official Records.

5. An easement for the purpose of ingress and egress to and from their residence, as granted to Clyde J. Knapp and Olive S. Knapp, his wife, over and across the following:

Beginning South 1226.81 feet and West 800.44 feet from the Northeast corner of Section 18, Township and Range aforesaid and running thence North 88°02' West 33.67 feet; thence North 2°40' East 100.00 feet; thence North 1°15' East 130.0 feet; thence East to the East line of the right of way at a point which is North 1° East 230 feet from the point of beginning; thence South 1° West 230.0 feet, more or less, to the point of beginning.

As granted by Easement dated June 16, 1961, executed by Roy A. Nipko and Flossie M. Nipko, his wife, recorded June 30, 1961 as Entry No. 1786281 in Book 1810 at Page 270 of the Official Records.

6. A perpetual easement and right of way for the installation and continued maintenance, repair, alteration and replacement of utility easement, together with a right of ingress and egress, described as follows:

Beginning at a point 138.89 feet North and 874.54 feet West from the Southeast corner of said Section 7, and running thence North 85°41'20" East 104.0 feet; thence South 111.0 feet; thence North 84°54'10" West 10.0 feet; thence North 136.0 feet; thence South 85°41'20" East 194.0 feet; thence South 25.06 feet to the point of beginning.

7-3-61

FROM COPY  
OF RECORDS

1786281

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As granted to Murray City, a municipal corporation of the State of Utah, by Easement dated April 25, 1962, executed by Royal J. Stocking and Dorthe L. Stocking, his wife, recorded May 10, 1962 as Entry No. 1844682 in Book 1920 at Page 334 of the Official Records.

7. A perpetual easement and right of way for the installation and continued maintenance, repair, alteration and replacement of a 10 foot utility easement, together with a right of ingress and egress over and across the following:

Beginning at a point 10.0 feet North and 1050 feet West from the Southeast corner of said Section 7, and running thence South 142 feet; thence South 88°55' West 10.0 feet; thence North 142 feet; thence South 84°54'10" East 10.0 feet to the point of beginning.

As granted to Murray City, a municipal corporation of the State of Utah, by Easement dated April 25, 1962, executed by John K. Maynes, recorded May 10, 1962, as Entry No. 1844683 in Book 1920 at Page 335 of the Official Records.

8. A perpetual easement and right of way for installation and continued maintenance, repair, alteration and replacement of 15 foot Utility Easement, together with all rights of ingress and egress, as granted to Murray City, a municipal corporation, by Easement dated March 8, 1962 executed by Roy A. Nipko and Flossie M. Nipko, his wife, recorded May 10, 1962 as Entry No. 1844684 in Book 1920 at Page 336 of the Official Records.

9. A perpetual easement and right of way for the installation and continued maintenance, repair, alteration and replacement of electrical utilities of the Grantee, upon, across, over and under-ground on the premises of the Grantors, for the service of Grantors only and not to be used by Grantor to construct transmission lines or any other installations for the service of others, said premises located in Salt Lake County, State of Utah, and legally described as follows:

Beginning at a point which is South 102.00 feet and West 646.72 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, and running thence South 88°55' West 359.21 feet; thence North 6°37' East 138.45 feet; thence South 84°54'10" East 114.00 feet; thence North 7°58' East 121.45 feet; thence North 86°00' West 15.00 feet; thence North 40.12 feet; thence North 85°41'20" West 170.00 feet; thence North 121.40 feet; thence South 84°30' West 90.00 feet; thence South 15°20' West 133.00 feet; thence South 6°18' West 377.50 feet; thence South 80°45'30" East 156.50 feet; thence South 6°33' West 209.00 feet; thence South 71°04' East 159.00 feet; thence South 17°00' East 157.29 feet; thence North 33.20 feet; thence East 3.35 feet; thence South 1°15' West 485.21 feet; thence South 2°40' West 100.00 feet; thence South 88°02' East 33.67 feet; thence North 1°00' East 428.00 feet; thence North 6°41'30" East 108.62 feet; thence North 71°01'10" West 3.32 feet; thence North 11°30' West 296.79 feet; thence South 80°57'40" West 5.18 feet; thence North 11°30' West 205.52 feet; thence East 202.95 feet; thence North 80°33'40" East 118.66 feet; thence North 96.84 feet to the point of beginning.

The exact location of the electrical service to be constructed being postponed until the future in order that the easement will not interfere with Grantor's construction and so that every effort can be made to preserve the aesthetic value of the area.

Together with all rights of ingress and egress necessary or convenient for the full and completed use, occupation and enjoyment of the easement granted and all rights and privileges incident thereto, with Grantor's use, occupation or enjoyment of this easement.

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BY RECORDED

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Grantee agrees to hold and save the Grantors harmless from any and all damages arising from its use of the right, easement and right of way herein granted.

As granted to Murray City, a municipal corporation, by Easement recorded December 3, 1968 as Entry No. 2269266 in Book 2712 at Page 266 of the Official Records.

10. A perpetual easement and right of way for sewer, water, gas and electricity utility lines, upon, across, over and underground on the premises of the Grantors in Salt Lake County, State of Utah, and more particularly described as follows:

A 112 foot wide easement commencing on the East side of Grantor's property bounded by the Little Cottonwood Creek and running in a Westerly direction for approximately 126 feet to the boundary line between Grantor's property and the J. Linden Heaton property, Grantor's property being legally described as follows:

Beginning at a point South 274.33 feet and West 1073.64 feet from the Northeast corner of Section 18, Township 2 South, Range 1 East, Salt Lake Base and Meridian, thence South 6°35' West 209.0 feet; thence South 71°04' East 159.0 feet; thence South 17° East 153.96 feet; thence South 27.16 feet; thence South 19°13' West 32.82 feet; thence South 71°12' West 125.00 feet; thence South 83°07' West 93.27 feet; thence North 11°30' West 112.00 feet; thence South 83° West 101.56 feet; thence South 20°59'20" West 41.88 feet; thence South 83° West 65.13 feet; thence North 3°05' West 371.38 feet; thence North 82°16' East 45.43 feet; thence North 72°13'53" East 322.82 feet to the point of beginning.

Provided, however, that Grantee's use of said easement shall not infringe upon, alter or affect in any way the landscaping, fish ponds or other improvements upon Grantor's property.

Together with all rights of ingress and egress necessary or convenient for the full and complete use, occupation and enjoyment of the easement granted and all rights and privileges incident thereto, with Grantor's use, occupation or enjoyment of this easement.

Grantee agrees to hold and save the Grantors harmless from any and all damages arising from its use of the right, easement and right of way herein granted.

As granted to David W. Adams, Bonnie R. Adams, his wife; Howard C. Gammon and Jean P. Gammon, his wife, by Easement recorded December 3, 1968 as Entry No. 2269266 in Book 2712 at Page 271 of the Official Records.

11. A right of way and easement twenty feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land and premises situated in the County of Salt Lake, State of Utah, to-wit:

The land of the Grantors located in the Northeast quarter of Section 10, Township 2 South, Range 1 East, Salt Lake Base and Meridian;

the center line of said right of way and easement shall extend through and across the above described land and premises as follows, to-wit:

Beginning at a point 671.72 feet West and 125.91 feet South from the Northeast corner of Section 18, thence South 80°55' West 319.73 feet; thence South 28°12'02" West 51.99 feet; thence South 54°49'10" West 63.88 feet.

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To have and to hold the same unto the said Mountain Fuel Supply Company, its successors and assigns, so long as such facilities shall be maintained, with the right of ingress and egress to and from said right of way to maintain, operate, repair, inspect, protect, remove and replace the same.

During temporary periods Grantee may use such portion of the property along and adjacent to said right of way as may be reasonably necessary in connection with construction, maintenance, repair, removal or replacement of the facilities. The said Grantors shall have the right to use the said premises except for the purpose for which this right of way and easement is granted to the said Grantee, provided such use does not interfere with the facilities or any other rights granted to the Grantee hereunder.

The Grantors shall not build or construct nor permit to be built or constructed any building or other improvement over or across said right of way, nor change the contour thereof without written consent of Grantee. This right of way grant shall be binding upon and inure to the benefit of the successors and assigns of the Grantors and the successors and assigns of the Grantee, and may be assigned in whole or in part by Grantee.

As granted to Mountain Fuel Supply Company, by Easement recorded February 18, 1969 as Entry No. 2277401 in Book 2730 at Page 627 of the Official Records.

12. A right of way and easement twenty feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land, the center line of said right of way and easement shall extend through and across the above described land and premises as follows, to-wit:

Beginning at a point 184.17 feet South and 1042.41 feet West from the Northeast corner of said Section 13, thence North 71°20' West 35 feet; thence North 37°32'30" West 94.65 feet; thence North 72°17'23" West 49.49 feet; thence North 81°28'30" West 66.60 feet; thence North 87°07'07" West 31.35 feet; thence South 10°08' West 149.33 feet; thence North 79°52' West 53 feet, as granted to Mountain Fuel Supply Company, by Right of Way and Easement dated September 17, 1969 and recorded September 26, 1969 as Entry No. 2304553 in Book 2792 at Page 573 of the Official Records.

13. A right of way and easement sixteen feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes and other gas transmission and distribution facilities (hereinafter collectively called "facilities") through and across the following described land, the center line of said right of way and easement shall extend through and across the above described land and premises as follows, to-wit:

Beginning at a point 1142.66 feet South and 1205.30 feet West from the Northeast corner of Section 18, said point being on the centerline of a 4 inch IHP Main; thence North 9°47'44" West 62.12 feet; thence North 84°13'56" West 71.25 feet; thence North 80°50'25" West 32.7 feet; thence North 31°10' West 118.51 feet; thence North 65° West 25.06 feet to the West line of Grantors' property, as granted to Mountain Fuel Supply Company, by Right of Way and Easement dated December 24, 1969, recorded January 30, 1970 as Entry No. 2319113 in Book 2826 at Page 59 of the Official Records

14. A right of way and easement sixteen feet in width to lay, maintain, operate, repair, inspect, protect, remove and replace pipe lines, valves, valve boxes, and other facilities, as created in favor of Mountain Fuel Supply Company by instrument recorded July 10, 1972 as Entry No. 2468654 in Book 3103 at Page 284 of the Official Records, along a center line described as follows, to-wit:

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ON RECORDED

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Beginning 110 feet South and 671 feet West from the Northeast  
corner of Section 18, Township 2 South, Range 1 East, Salt Lake  
Base and Meridian, and running thence South 88°55' West 325 feet.

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EQ. RECORDER

01/16/96 4:04 PM 6258109 264.00  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
WINDER & HASLAM  
REC BY: V ASHBY DEPUTY - WI

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